

**23 Auburn Bay Place SE**  
**Calgary, Alberta**

**MLS # A2244468**



**\$700,000**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                              |               |                   |
| <b>Size:</b>     | 1,678 sq.ft.                                                          | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Street Lighting |               |                   |

|                    |                                                                                                      |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                                                                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wet Bar |                   |     |

**Inclusions:** TV & Mount in basement & Pool Table

Welcome to this beautifully updated two-storey home tucked away on a quiet cul-de-sac in the highly sought-after lake community of Auburn Bay! Ideally located just a short walk from the main lake entrance, local schools, playgrounds, and scenic walking paths, this home offers the perfect blend of lifestyle and convenience. Step inside to discover a bright, open-concept main floor featuring stylish LVP flooring, painted cabinetry, and stunning quartz countertops (2020) in the spacious kitchen—perfect for entertaining or enjoying family dinners. Upstairs, you’ll find three generous bedrooms including a large primary suite, along with a versatile bonus room ideal for movie nights or a home office. The fully developed basement, completed in 2024, is a true standout—designed for entertaining with a custom wet bar, pool table, and stylish finishes that make it a space to unwind and enjoy. Other notable upgrades include a new roof, furnace, and kitchen improvements in 2020, a hot water tank in 2018, and central A/C added in 2016 for year-round comfort. Unlike many properties in the area, this home is not a zero lot line and sits on a generously sized lot with a maturely landscaped backyard. Enjoy summer evenings on the sizeable deck, perfect for BBQs, outdoor dining, and entertaining in a private, tree-lined setting. Living in Auburn Bay means you’ll have year-round access to the 43-acre freshwater lake, sandy beaches, clubhouse, tennis courts, and community events. Just minutes away, the vibrant Seton Urban District offers an abundance of amenities, including shops, restaurants, the South Health Campus Hospital, YMCA, Cineplex, and more. Quick access to Deerfoot and Stoney Trail makes commuting a breeze. This is the perfect opportunity to enjoy lake living with modern upgrades in one of Calgary’s most desirable

communities!